

**AGENDA**  
**PLANNING AND ZONING MEETING**  
**July 27, 2010**  
**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL, 200 NORTH DAVID**

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**I. CALL TO ORDER**

**II. MINUTES: May 25, 2010 and June 22, 2010 Meetings**

**III. PUBLIC HEARINGS:**

- A. **PLN-10-025-RZ** – (*Continued from June 22, 2010*) Petition to vacate and replat a portion of Lot 1, Elkhorn Valley Addition No. 5, as Betty Luker Parkway Campus No. 2, located East of 12<sup>th</sup> Street and Newport, comprising 17.17 acres, more or less, creating 6 lots, rezoning from City Zoning Classification AG (Urban Agriculture) to City Zoning Classifications PUD (Planned Unit Development) and R-2 (One Unit Residential). Applicant: Wyoming Dementia Care.
- B. **PLN-10-036-Z** - (*Continued from June 22, 2010*) Petition for a zone change of Lot 78, Block 36, North Casper Addition, located at 827 St. John Street from zoning classification C-2 (General Business) to R-3 (One to four Unit Residential). Applicant: Michael E. Hill.
- C. **PLN-10-038-R** – Petition to vacate and replat Cabin Creek Estates No. 2, Block 2, Lots 1-4, as Cabin Creek Estates No. 3, generally located on Gardenia, west of Calypso, comprising 0.41-acres, more or less, creating 4 lots. Applicant: RPI Development, LLC.
- D. **PLN-10-039-ARZ** – Petition to annex, plat, and zone a portion of the S1/2NW1/4 and N1/2SW1/4 Section 18, T33N, R78, 6<sup>th</sup> P.M., Natrona County Wyoming, comprising 5.02-acres, more or less, rezoning from Natrona Zoning Classification (UA) Urban Agriculture to City Zoning Classification R-1 (Residential Estate) and vacation and replat of Nerdville Addition, comprising 2.54-acres, more or less, for a total of 7.28-acres, more or less, to create the Nerdville No. 2 Addition to the City of Casper, generally located at the south end of Newport Drive, and creating 1 lot. Applicant: Susan K. McMurry Revocable Trust.
- E. **PLN-10-040-RZS** – Petition to vacate and replat Blackmore Marketplace Addition No. 3, Elkhorn Valley Addition No. 6, Lots 3 & 4, and Lot 3 Scenic Addition, as Blackmore Marketplace Addition No. 4, located south of East 2<sup>nd</sup> Street at Blackmore Road, and comprising 70.5 acres more or

less; and rezoning of the proposed Lots 1-8 and Tract B, Blackmore Marketplace Addition No. 4 from C-2 (General Business) and PUD (Planned Unit Development) to entirely PUD (Planned Unit Development); and PUD (Planned Unit Development) site plan and general guidelines approval for the 70.5 acre Blackmore Marketplace Addition No. 4 PUD; and final PUD site plan review for Phase 1 of the Blackmore Marketplace Addition No. 4 PUD, including the proposed Kohl's Department Store. Applicant: Forward Development, LLC.

- F. **PLN-10-041-R** – Petition to vacate and replat Lot 2, Block 1, Goodstein Plaza Addition No. 2, and Lot 4, Block 1, Goodstein Plaza Addition No. 3, and Lots 1 and 2, Block 176 and vacated portion of Nichols Avenue, City of Casper Addition to create Goodstein Plaza Addition No. 4, south of 1<sup>st</sup> Street and West of Elm Street, comprising 7.435 acres, more or less, creating 2 lots. Applicant: Natrona County Public Library Foundation and Casper Redevelopment Company, LLC.
- G. **PLN-10-042-CS** – Petition for a Conditional Use Permit for Apartments in a C-2 (General Business) zoning district; and a site plan review for the proposed Stoney Hills Apartments, two (2) 3 story buildings, with 30 units per building, on Lot 8, Mountain Plaza Addition No. 6, generally located west of Southwest Wyoming Boulevard. Applicant: Summit Housing Group, Inc.
- H. **PLN-10-047-CS** – Petition for a Conditional Use permit for Apartments in a C-2 (General Business) zoning district, and a site plan review for the construction of a 26 Unit, 2 story, approximately 20,000 square foot floor area, apartment complex, located on Lots 1-4, 13-15, N1/2 Lot 12, Block 41, City of Casper, generally located on Collins Drive, between Beech and Durbin Streets. Applicant: Grimshaw Investments, LLC, and Five Forty-Three Investment Group, LLC.
- I. **PLN-10-044-E** – Petition to reduce front yard setback from 25' to 20' and the north side yard setback from 5' to 1', for an existing carport, on a portion of Lot 822 and all of Lot 823, Valley Hills No. 2 Addition, located at 2400 West 39<sup>th</sup> Street. Applicant: Michael H. & Heather A. Walock.
- J. **PLN-10-046-C** - Petition for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, on Lot 9, Block 110, City of Casper Addition, located at 1212 South Center Street. Applicant: Michael E. & Ann T. O'Keefe.

#### IV. COUNCIL ACTIONS:

The following items have been approved by the City Council since the last Planning and Zoning Commission meeting.

A Plat creating the Yellowstone Plaza Addition.

A Planned Unit Development Site Plan for the Wyoming Oral and Maxillofacial Surgery Dental Office.

Annexation, Plat and Zoning to create the Vigneri Addition.

Zone change of 1029 & 1043 West Collins Drive to C-1 (Neighborhood Convenience).

**V. SPECIAL ISSUES:**

**VI. COMMUNICATIONS:**

- A. Commission**
- B. Community Development Director**
- C. Council Liaison**
- D. Other Communications**

**VII. ADJOURNMENT**